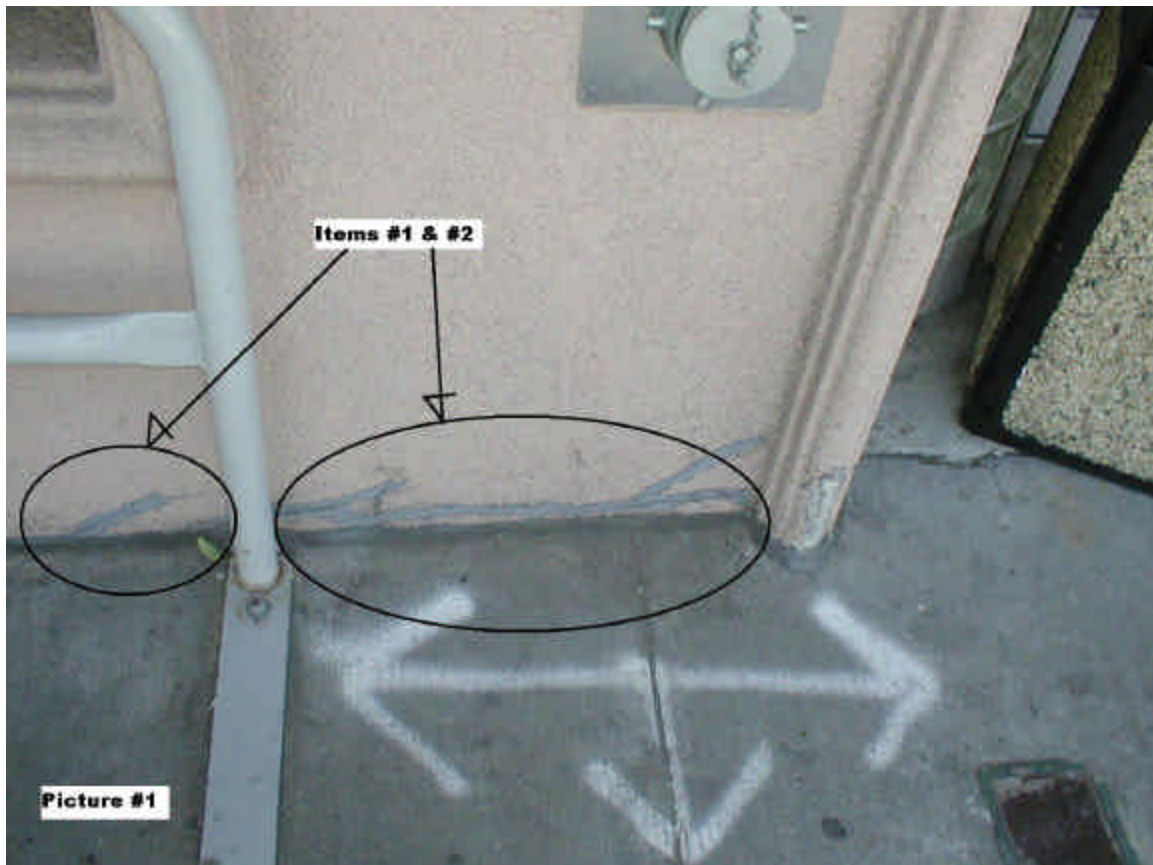


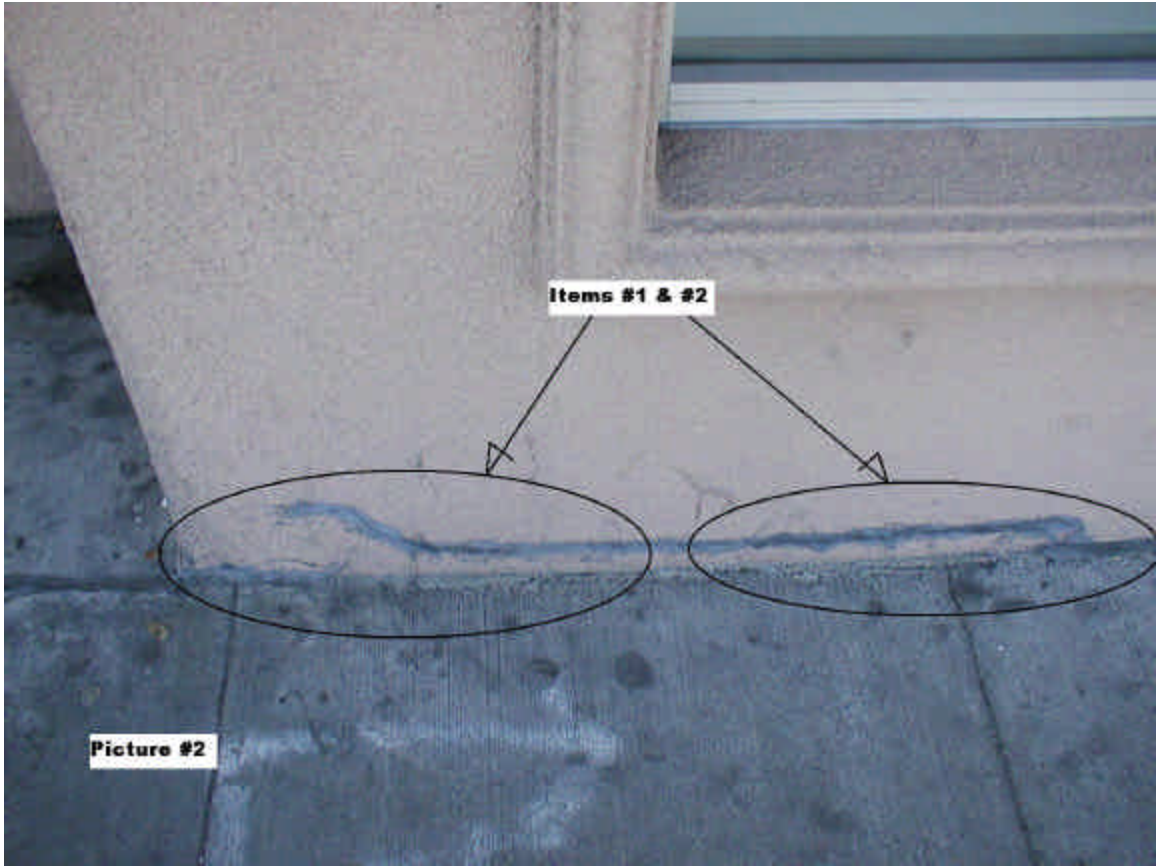
**3435, 3445, 3455 Geary Street
Joe Cassidy
An Inquiry into Construction Defects**

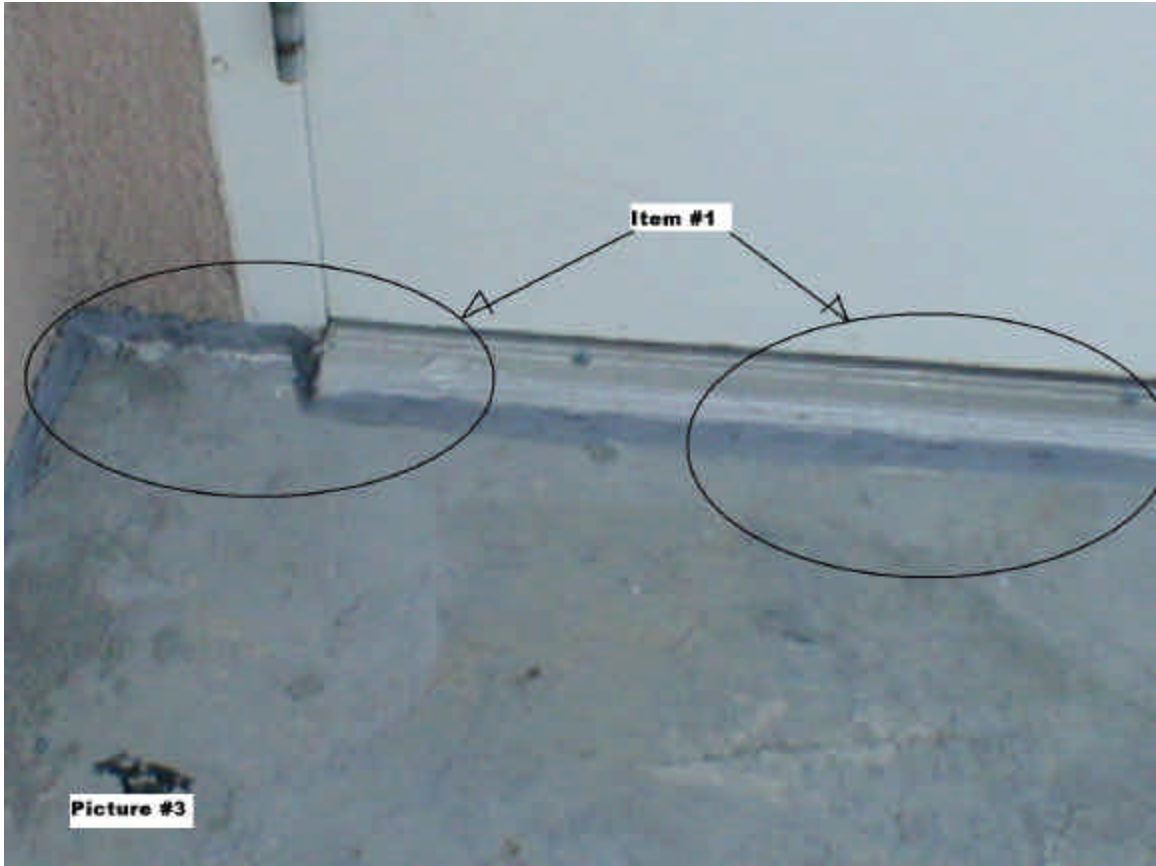
Note: These inquiries are based on CONSTRUCTION EXPERIENCE, and need to be followed up by the proper entities. We are not ICBO certified inspectors, and do not hold degrees in structural engineering

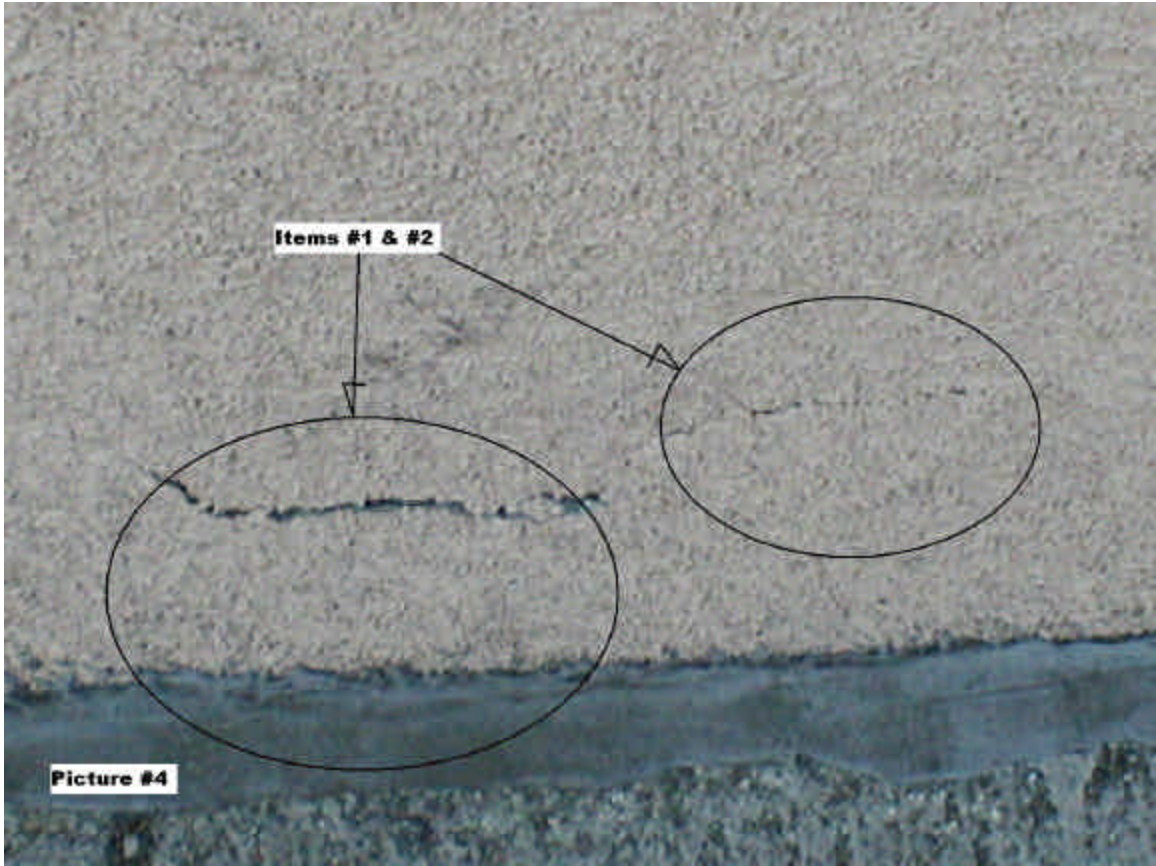
We reviewed the property at 3435-55 Geary Street, in San Francisco. The visual defects and flaws—such as cracking stucco, excessive caulking and deteriorating finishes—may indicate that more serious issues are concealed behind the finishes. These issues are visually unappealing and could create more damage in the future. They might also be a sign of structural defects that could put the lives of the residents at risk.

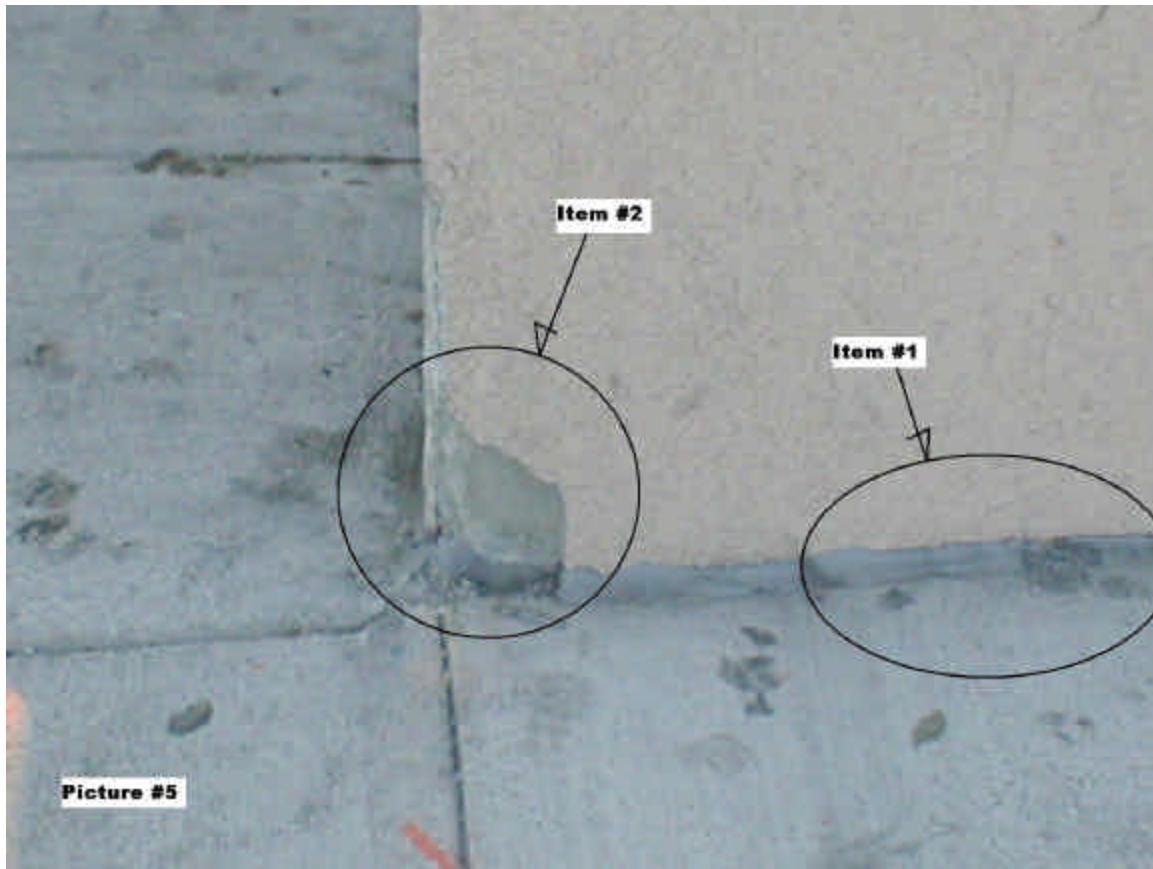
Below are descriptions of the various defects at the building.





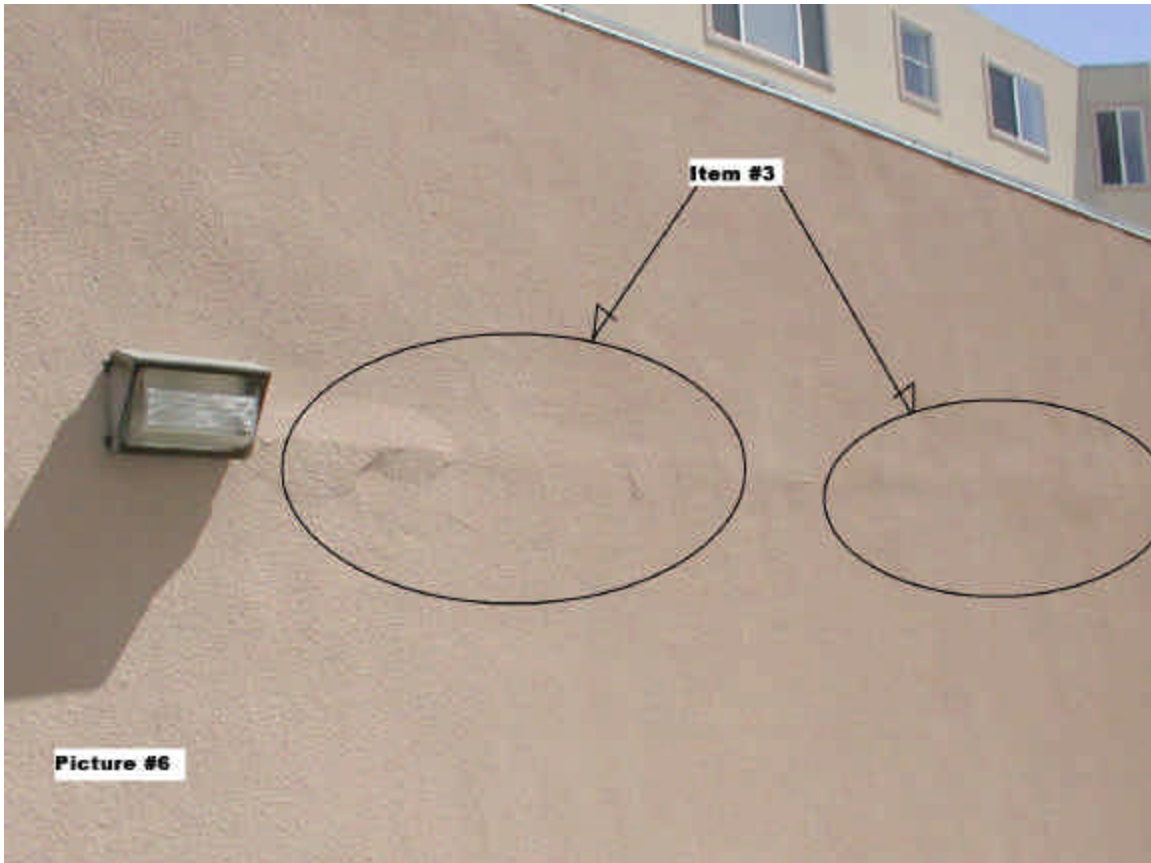




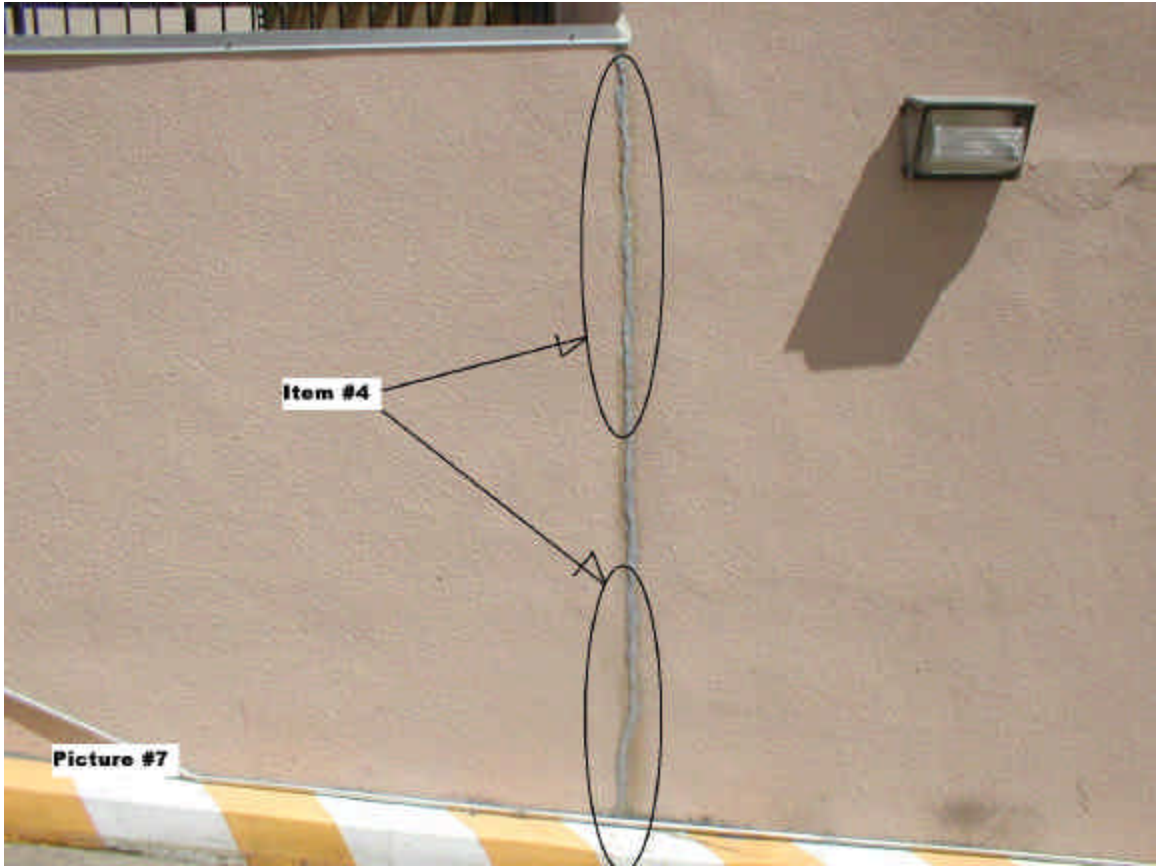


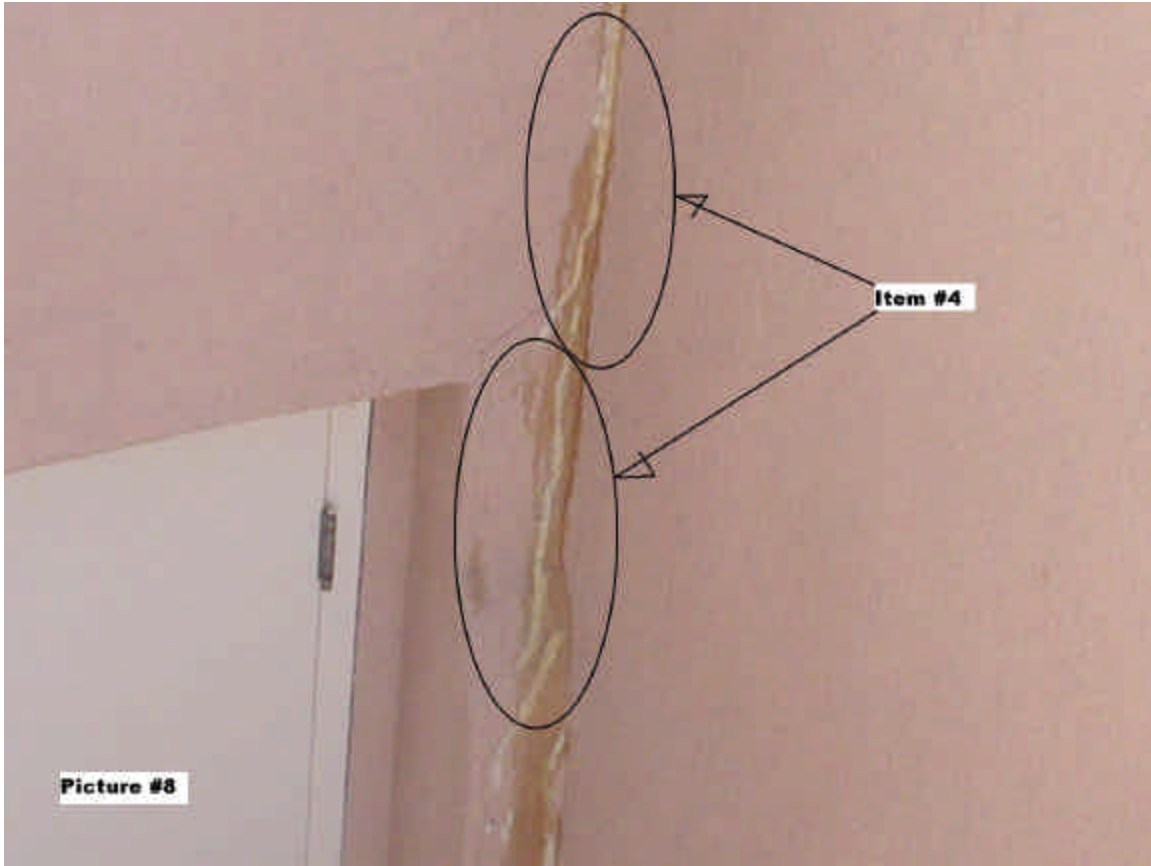
1. **CRACKING STUCCO, CAULKING (Pictures #1-#5):** Around the entire structure the stucco is cracking and falling apart. It is clear that there are issues with water being introduced to the structure by the excessive amounts of caulking that has been applied. Caulking is only a temporary fix for the more serious problem. The caulking will deteriorate with time, leaving the structure vulnerable to leaks again. Moist walls are a breeding ground for various harmful forms of mold that could affect the health of the occupants.
2. **STUCCO INSTALLATION (Pictures #1-#5):** In pictures #1-#5 it is also clear there is a warranty issue with the installation of the stucco. The cracking around the base of the structure could be a result of the contractor not following normal industry practice when installing the lathing/stucco on the building. The contractor installed the stucco too close to the ground, then placed the concrete sidewalks against the wall finish. The sidewalk expands and contracts with the weather, causing pressure against the stucco, creating these cracks. The cracking on the exterior of the building will continue as long as these conditions remain. Normal industry practice is to terminate

the stucco approximately 1-1/2" above the sidewalk. The sidewalk would then be separated from the building foundation by using an expansion material. The joint between the foundation and the sidewalk above the expansion material would then be sealed with caulking.

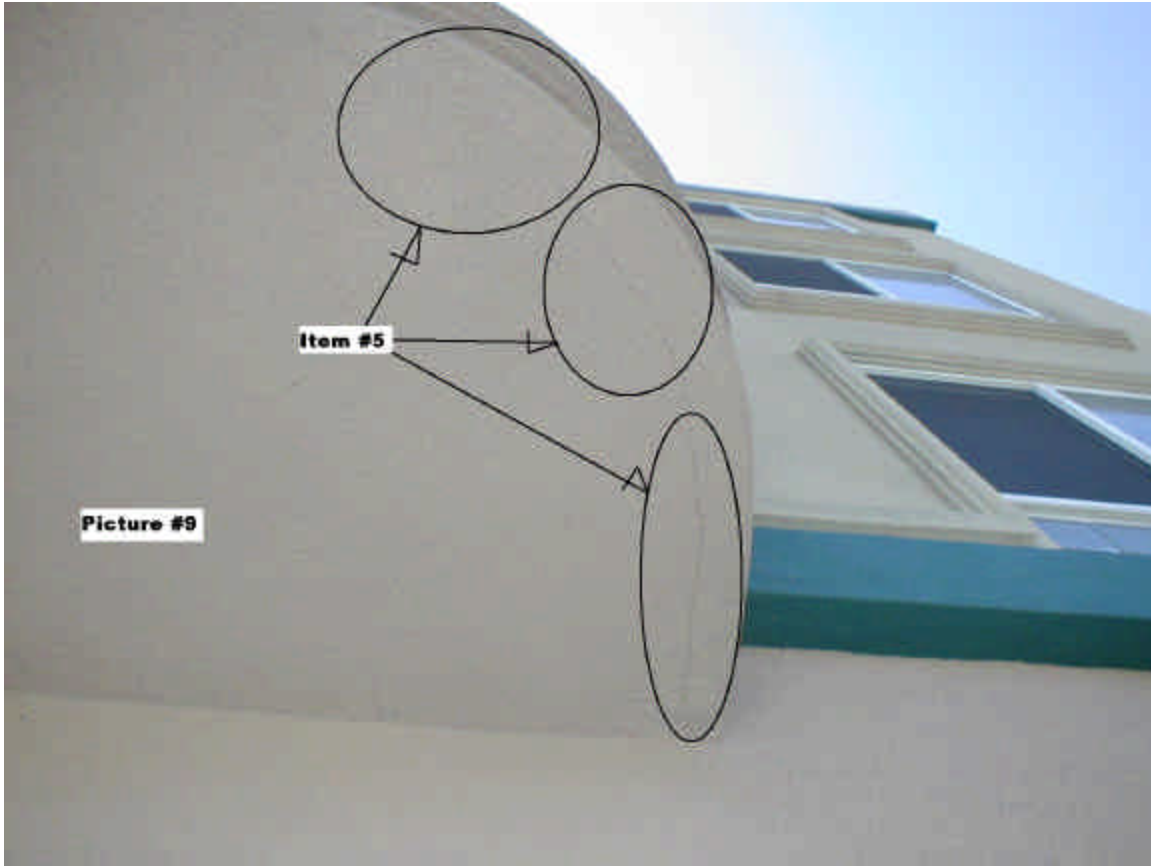


- 3. HORIZONTAL CRACKING (Picture #6):** In picture #6 there appears to be a more serious problem. The visible horizontal cracking could indicate an improper structural connection. From outside appearances it looks like the parapet wall shown may not be firmly anchored or braced to the structure and could be moving. Residents of the area in which this parapet wall is located are potentially at serious risk.

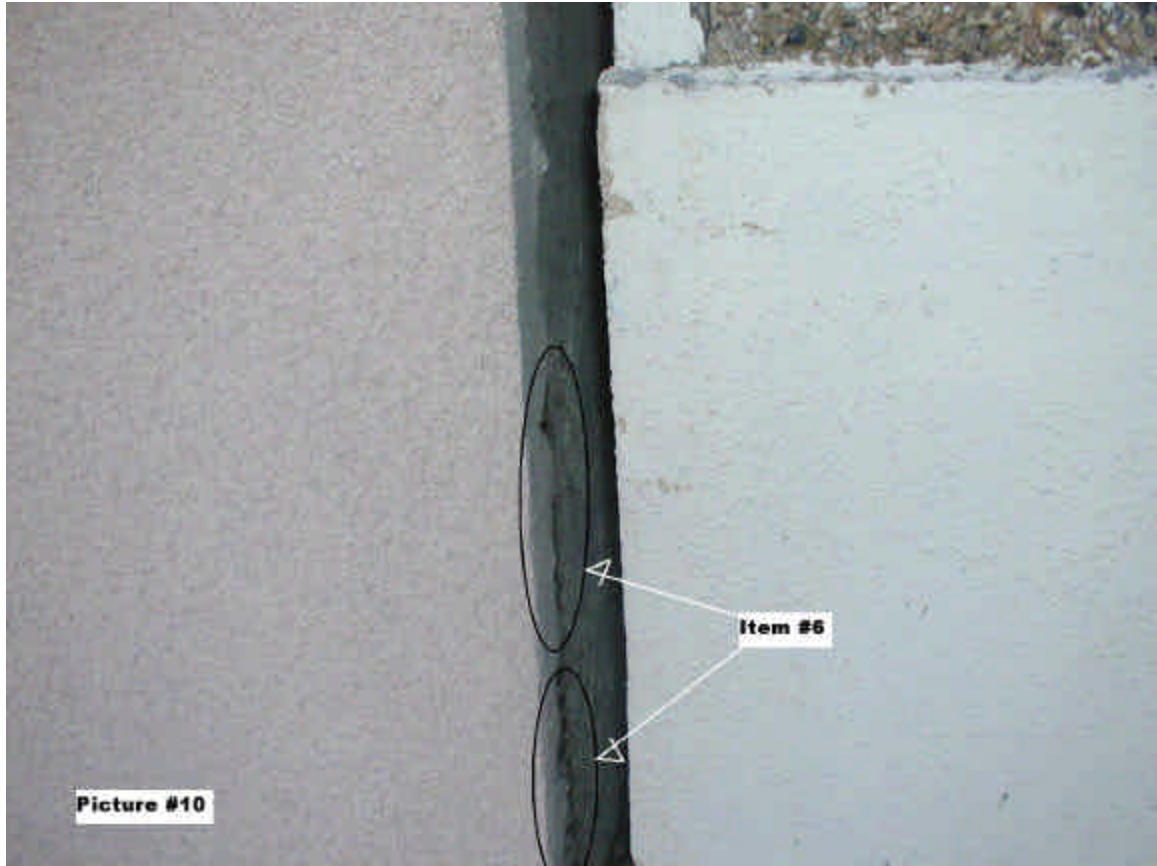




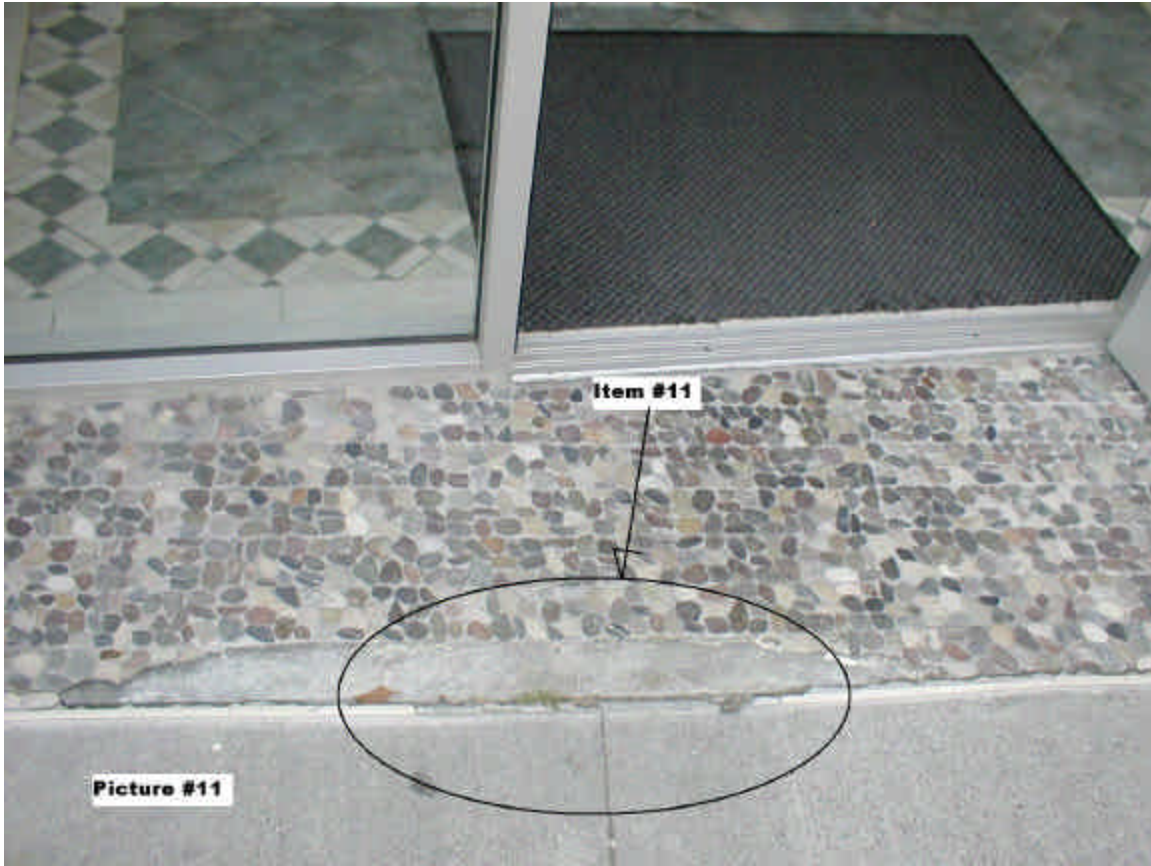
4. STUCCO CRACKS—CONTINUOUS LINE (Pictures #7-#8):
Pictures #7-#8 are other indicators that the building has potential structural defects. When the stucco cracks in a continuous line, it is sometimes an indicator that the two adjoining walls are not properly connected. This access could be utilized by the tenants as an emergency evacuation egress corridor during fire or seismic activity. The chance of failure is great if these walls are not properly secured.



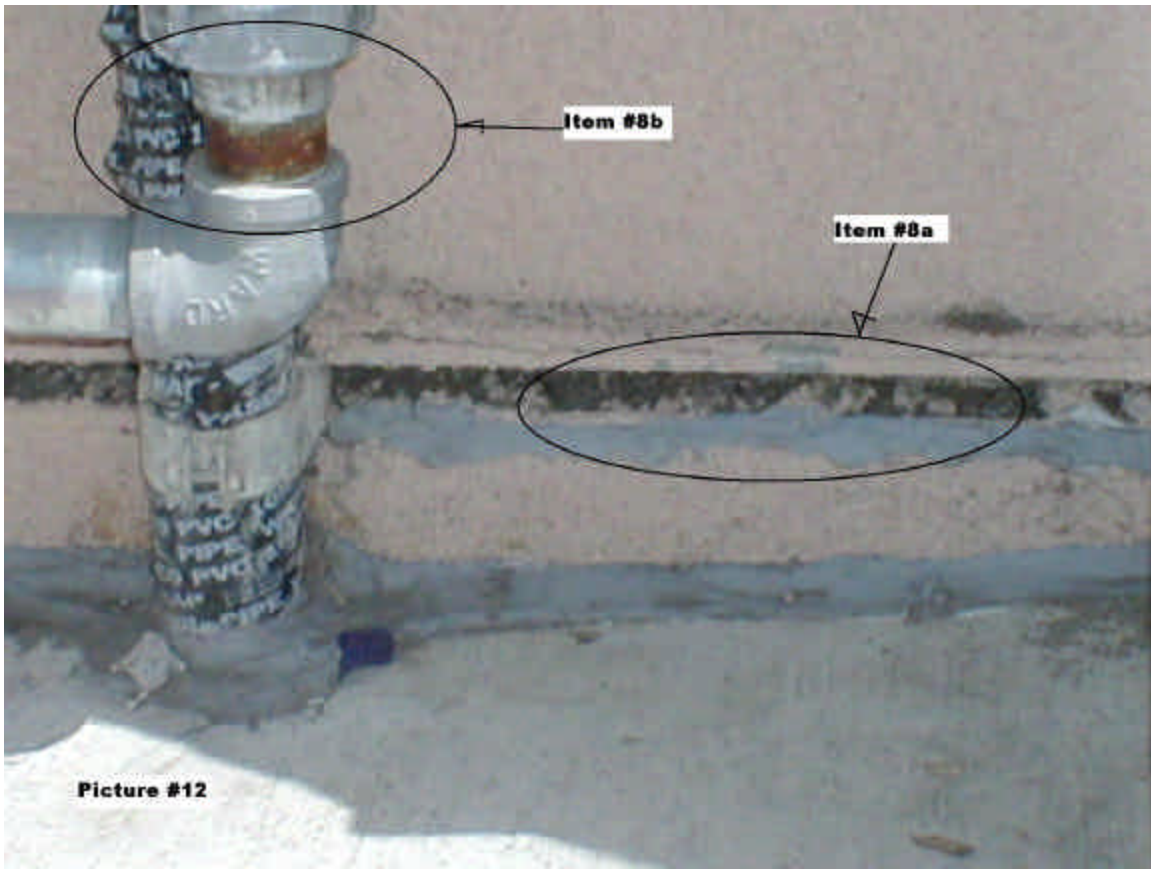
5. **BAY WINDOW—RADIUS CRACKS (Picture #9):** Picture #9 could indicate that the structural piece (the rim) that creates the radius on this bay window area is not properly secured to the joisting that creates the floor. Without reviewing the project construction drawings on file with the City of San Francisco or removing the stucco finish, it is impossible to verify the construction means utilized to create this assembly. However, the consistent radius cracking is alarming, and needs to be investigated.



6. **STRUCTURAL REINFORCING STEEL EXPOSED TO WEATHER**
(Picture #10): Picture #10 shows the lack of attention to detail that was utilized while constructing the building. As you can see, the structural reinforcing steel was not properly covered in concrete, and is exposed to the weather. If the reinforcing steel is not properly encapsulated with concrete, the column will not have the intended design strength. Additionally, concrete reinforcing steel that is exposed to weather will corrode. The reinforcing steel is not protected, and if this steel is left in its current state, the corrosion will continue through all the reinforcing steel in this area.



7. **TRIPPING HAZARD (Picture #11):** Picture #11 is yet another example of the contractor's quality. We are concerned for the safety of the residents. This discrepancy creates a major tripping hazard in front of the main entrance of the building.



Picture #12

- 8. GAS METER MOUNTING (Picture #12):** Picture #12 has a couple of issues that need investigation. The “uni-strut” that was utilized to secure the gas meters and its associated piping should have been mounted over the building finish. The strut was installed to the wall, then the stucco was applied around. This is a common leak point and needs to be corrected. Another issue is that the gas meter was installed with a non-galvanized fitting. Gas piping that is exposed to the weather has to be coated to prevent corrosion, which leads to pipe failure.